

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

November 8, 2012

Minutes

(Subject to Board of Director's approval)

Board President, Craig Nicholson, called the meeting to order at 6:06 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Board members in attendance: Jaime Escobedo, Joe Mora, Craig Nicholson and Lisa Welch. (Board Member Christine Hall absent). Also in attendance: Bill Bold (Scribe), and James Nguyen (Bartlein and Company, Inc.)

Meeting Minutes: The **October Board Meeting minutes** (10/11/12) were **approved** as presented.

Treasurer's Report:

	October '12	YTD
Total Income	70,244.00	702,346.32
Operating Expenditures	33,889.84	278,798.01
Reserve Expenditures	33,895.06	352,276.12
Total Expenditures	67,784.90	631,074.13
Transfer to Reserve	(2,459.10)	(201,040.19)
Transfer from Reserve	0.00	130,399.00
Total in Savings	1,468,098.98	
Total Assets	1,494,049.75	

James N. reported Operating Expenses are approximately 16% below budget; also noted the Reserve expenditures were applied to painting, siding repair work and preparation for exterior painting.

The October Treasurer's Report was unanimously **accepted** as presented.

Joe Mora (Enviroscaping) reported routine **landscape maintenance**, recommended replacement for two trees, an apparent water leak at building 7636 and will present a bid for a drip irrigation system. Board approved tree replacement and installation of new shrubbery at pool fence (Joe M. abstained from both approval votes).

Old Business

Items addressed:

- **Pool fence:** Fence replacement by Premier Fence Co. due to be completed by 11/9/12; James N. will order the fence post caps.
- **Exercise Room maintenance:** Lisa W. to schedule Master Clean to clean Exercise Room floor (\$165/cleaning).
- **Cleaning service:** Board discussed a list of janitorial duties compiled by James N., and bids on the list from Merit Office Cleaning for two and three times a week cleaning; Lisa W. to ask Master Clean for bids on the same list.
- **Dry rot repairs:** Sea View Constr. prepping buildings for exterior paint.

- **Pagoda light repairs:** James N. reported the first group of lights repaired/upgraded; Board authorized the work on the second group.
- **Walkway repair:** Bids from Precision Concrete Cutting (\$7,532 for grinding trip hazards and \$3,190 for removal & replacement) **approved** by Board.
- **Rodent bait boxes:** Board discussed program that will end in December of 2012.

No other Old Business

New Business

Items addressed:

- **2013 Budget draft:** Board discussed proposed budget and **approved** budget as presented.
- **Entry directory replacement:** Board briefly discussed bids and options, **tabled** item.
- **Annual Homeowners Assoc. meeting:** Board noted scheduled meeting date and location (Jan. 10, 2013, at 6PM, at Goleta Valley Community Center).
- **Liens:** Board **approved** recording liens on units 121 and 215 for delinquent association dues.
- **Insurance:** James N. delivered copies of the earthquake insurance policy to the Board.

No other New Business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:38 pm.

The next Board meeting is scheduled for Thursday, December 13, 2012, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe